

# REAL ESTATE ASSN'S CONVENTION PLANS

## Novel Programme for Utica Event, Which Takes Place Sept. 18-15.

The Real Estate Association of the State of New York is planning a most unusual convention for its fourteenth annual affair, which will be held at Utica, N. Y., on September 13, 14 and 15. C. W. Hill, of Utica, chairman of the convention committee, is in charge of the arrangements and reports that the programme as now arranged will be:

The convention will be opened at the Hotel Utica Thursday morning with an address of welcome by James W. McKim, Mayor of Utica. Fenton M. Parke of Buffalo, third vice-president of the association, will respond. The rest of the morning will be occupied with a report of the president, Alfred H. Wagg of Albany, and an address by Mark E. Cole on "The Relation of Food Supplies to Real Estate Values." A luncheon conference will follow. Walter S. Hedges of Buffalo will open the afternoon session. After reports are received from the officers and regular and special committees the convention will hear from Charles S. Gerth, the real estate auctioneer of New Orleans and York, who has recently effected the New York City sale, on the subject of "Cashings Subdivisions by Auction."

On Thursday evening C. A. Hill of Syracuse, treasurer of the State Association, and executive of the Syracuse Board, will talk on "Essentials of the Twenty Acres Tract." The State Department of Public Works has arranged to give a lecture on "The History of the Barge Canal and Its Relation to Real Estate Values," which will be given Friday morning. The afternoon will be opened with a banquet conference. Immediately after the entire convention will leave by automobiles for the Adirondacks, visiting Old Forge and some of the Fulton chain of lakes. A luncheon conference, which will be held at the Old Forge House, Adirondacks, will be followed by a discussion on the "Buy a Home" campaign which has been going on in the country and several of which are now being planned for cities in New York State. This discussion will be led by Daniel Donohue of Albany, who was largely instrumental in "putting over" the "buy a home" campaign in Rochester this spring. After luncheon a boat trip through the scenic chain of lakes will be enjoyed by the entire convention, which will return to Utica by moonlight in automobiles, weather permitting.

On Saturday morning the convention will hear from ex-Congressman Peter Ten Eyck of Albany on the subject of "Deeper Waterways." Senator Harvey Peris of Utica will also address the convention. After an informal luncheon the convention will conclude on Saturday afternoon with a business meeting at which the usual annual election of officers and the selection of the 1918 convention city and the appointment of standing committees will take place. This will be followed by an automobile tour through the scenic chain of lakes, which is being arranged by the Utica Real Estate Association.

A large delegation of New York State real estate men is planned to attend the convention and will leave by the Hudson River night boat on Wednesday, Sept. 12. All real estate men and others interested in real estate, whether members of the State Association or not, are invited to attend. Arrangements for transportation can be made at the office of the president, Alfred H. Wagg, 1259 Broadway, New York City. The Merchants Association of New York is urging the selection of New York City as the ideal place for the next convention.

### NEW ROCHELLE SALES.

The Lyncoff Realty Company has sold a twelve room residence and garage with half acre of land in Lyncoff to E. Derringer of New York. The property was held at \$22,000. James D. McCann was the broker.

The same broker also sold for Pauline Finkler a half acre plot in Forest Hills to R. M. H. Brown of New Rochelle.

### BUILDERS BUY FACTORY SITES.

The Cross & Brown Company has sold for Frederick Ayer of Boston a plot of ten lots on the west side of Hamilton street between Harris and Bond streets, Long Island City, to a large building concern, which, it is understood, is contemplating improving the property with manufacturing buildings.

### \$35,000 MONTCLAIR HOUSE SOLD.

P. M. Crawley & Brothers have sold the residence property on the east side of Upper Montclair avenue near Berkeley Avenue, Montclair, for Steve Dahm to Ralph S. Hopkins. The property has a frontage of 192 feet and a depth of 350 feet. The residence is three stories of frame and shingle construction. On the rear of the property is a garage for three cars. The property has been held at \$25,000.

### INVESTORS BUY IN NEWARK.

Foist & Foist have sold for the Aetna Realty Company 40 acres of land in Newark, to Arthur C. Hensler. The property has a frontage of 51 feet on Austin street and a depth of about 100 feet, running through to Tenth street. A one story frame and brick building was recently erected for the present tenant, the William Gauch Paper Box Company. The property was purchased for an investment.

The same brokers sold the vacant plot 100x100 on the southeast corner of Adams and Clinton streets for Charles Savitz of South Orange. The property is being immediately begun the erection of a three story and basement heavy mill constructed building, 80x100.

### CHEMISTS BUY JERSEY ACRES.

J. Sterling Drake and Edward S. Brown have sold for the Hasselhuysen-Williams Company to the Burns Manufacturing Company two acres at East Rutherford, N. J., to be used as a site for a chemical plant. The property fronts on Patterson plank road and a siding from the Erie main line runs onto the property.

### MRS. TJADER ADDS TO ESTATE.

Mrs. Richard Tjader, daughter of the late Samuel Tjader, has bought through Mrs. Gerrit Smith all the land in Tjader, Conn., lying between her present property and the home of Dr. T. M. Lloyd. Mrs. Tjader, the well known baritone on the opposite side of the Tjader homestead. These properties combined make the Tjader place one of the largest on Scott's Cove.

### BROOKLYN FACTORY LEASED.

The Buckley & Horton Company has leased the factory building at 14 Street, between street to the Williams Paper & Bag Company for five years.

### FRATERNITY CLUB RENTS.

The Houghton Company has leased to the alumni of the Phi Beta Delta, Inc., the three story and basement dwelling at 311 West Seventeenth street for the Hande Realty Corporation. I. Randolph Jacobs president.

John J. Kavanagh has leased 32 East Seventy-sixth street, a four-story and basement dwelling, to M. C. Chesbro.

# PRIVATE SCHOOLS AND ACADEMIES

## NEW YORK'S PRIVATE SCHOOLS

### COMMERCIAL SCHOOL

Lexington Ave. and 35th Street  
**Fall Term Opens Sept. 4**  
**THOROUGHNESS**  
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FOR GIRLS AND YOUNG WOMEN.  
NEW YORK CITY, NEW YORK.  
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FOR GIRLS  
100 & 102 West 24th St., N. Y. C.  
A Fireproof Sanitary School Building.  
Classes limited to twelve pupils.  
PRIMARY DEPARTMENT  
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Unusual advantages in French are offered in every class.

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Resident and Day Departments. College Preparatory and General Courses—23rd Year. Outdoor Gymnasium.  
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DAY AND EVENING SESSIONS.  
Central Location. Catalogue Upon Request.

### PAWNBROKERS' SALES.

CENTRAL AUCTION CO., M. Sheehan.  
Auctioneer, 152 Canal Street, sells jewelry, watches, diamonds, and other precious stones, watches, jewelry, silverware, etc., pledged previous to No. 3000 July 1, 1916, and all articles held over from former sales.

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# 270 Park Ave.

## THE ULTIMATE IN HOUSEKEEPING APARTMENTS

THIS building is reared about an immense Italian Garden surrounded by covered arcades upon which face the separate entrances to each apartment (the service entrances face the street), assuring utmost privacy, quiet and convenience.

A Restaurant Under the Same Management as the Ritz-Carlton Hotel

will be situated on the Park Avenue Side, with service in apartments if desired.

Thus the Smartest Housekeeping Apartment is combined with the convenience of the finest Apartment Hotel.

6 to 10 Rooms—3 to 4 Baths—\$3750 to \$6000  
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REAL ESTATE AND INSURANCE  
414 Madison Avenue at 48th Street



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Grandest location, overlooking the most beautiful section of the Hudson and Palisades.

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To lease 2, 3, 4, 5, 6, 7, and 8 room apartments in high class frame apartment building with all modern improvements, all night service, rent from \$100 to \$250 per annum. Agent on premises.

### Edgar A. Levy Leasing Co.

140 W. 58TH ST.  
Nearing Completion.

4 & 5 ROOMS.  
\$1,450 to \$2,100

Maid Service if Desired.  
One Two Room Non-Housekeeping Apt.

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300 to 315 West 34th Street, New York  
"From Primary to College"  
Thirty-eight year old. All classes. Small classes. Individual instruction. Large gymnasium and swimming pool on premises. Send for catalogue. Telephone 1835. J. D. RAY, Headmaster.

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130-132 WEST 91ST STREET, New York  
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Primary, Grammar and High Schools.  
Prepares for all Colleges.  
300th Year Begins Monday, Sept. 24th.

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ENGLISH, LATIN, GREEK, HEBREW, AND MODERN LANGUAGES.

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